

001.A

0001

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

473,100 / 473,100

USE VALUE:

473,100 / 473,100

ASSESSED:

473,100 / 473,100


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LITVAK DAVID V	
Owner 2: SCHWARTZ GAIL L	
Owner 3:	

Street 1: 12 THORNDIKE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WEBER AARON/LIANE -

Owner 2: -

Street 1: 12 THORNDIKE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Vinyl Exterior and 1066 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7062																

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct			
102								0.000		469,800		3,300		473,100											
Total Card								0.000		469,800		3,300		473,100		Entered Lot Size									
Total Parcel								0.000		469,800		3,300		473,100		Total Land:									
Source: Market Adj Cost								Market Adj Cost		Total Value per SQ unit /Card: 443.81		/Parcel: 443.81		Land Unit Type:											

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	469,800	3300	.	473,100		Year end	12/23/2021	
2021	102	FV	456,300	3300	.	459,600		Year End Roll	12/10/2020	
2020	102	FV	449,500	3300	.	452,800		Year End Roll	12/18/2019	
2019	102	FV	466,900	3300	.	470,200		Year End Roll	1/3/2019	
2018	102	FV	412,800	3300	.	416,100		Year End Roll	12/20/2017	
2017	102	FV	376,200	3300	.	379,500		Year End Roll	1/3/2017	
2016	102	FV	376,200	3300	.	379,500		Year End	1/4/2016	
2015	102	FV	347,600	3300	.	350,900		Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
WEBER AARON/LIA	142-123		11/16/2016		470,000	No	No			130
O NEIL KEVIN J/	106-105		12/22/2008		352,000	No	No			
TEUWEN HENRY/LI	89-87		7/22/2005		375,000	No	No			
SCHLICKE GAIL P	1226-84		4/6/2001		269,000	No	No			
PREVITE ANTHONY	U50-178		11/30/1994		99	No	No	A		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/12/2019	525	Re-Roof	12,100	C					5/9/2018	Measured	DGM	D Mann
7/24/2012	921	Porch	4,650					REPL FLOORBDS & RA	5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			BK; U50 PG; 177 BK; U28 PG; 143, Building Number 1.									
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1									
Color: BLUE				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1930	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor: 1 - 1st Floor													
Const Mod:				% Own: 50.000000000													
Lump Sum Adj:				Name: 104 - 7062													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal 2 - Plaster				Functional:		%		Interior:		1	7	2	0				
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 4 - Carpet				Override:		%		Baths:									
Sec Floors:		%		Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 305.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 0.98990101				Totals		1	7	2					
Insulation: 2 - Typical				Adj \$ / SQ: 407.592													
Int vs Ext:				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.05999994													
# Heat Sys:				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 577162													
% Com Wal	% Sprinkled			Depreciation: 107352				Juris. Factor:									
				Depreciated Total: 469810				Before Depr:	475.25								
								Special Features:	0	Val/Su Net:	440.71						
								Final Total:	469800	Val/Su SzAd:	440.71						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [] Model: [] Serial #:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 001.A-0001-0012.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300		3,300
More: N				Total Yard Items:				3,300	Total Special Features:				Total:				3,300
SKETCH																	
RESIDENTIAL GRID																	
OTHER FEATURES																	
CONDOS INFORMATION																	
DEPRECIATION																	
REMODELING																	
RES BREAKDOWN																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	